

# 1 CARLTON ROAD

## SHOWROOM/WAREHOUSE

Carlton Road, Ashford, Kent TN23 1DP



**A former builders merchants, located on a busy well-established estate.**

- Adjoining Showroom/Warehouse Area 18,600 sq.ft.
- Independent Store building 3,300 sq.ft.
- Yard Area 30,000 sq.ft.
- Immediate availability
- Newly refurbished and upgraded
- Band A EPC
- 82 Solar PV Array / 36 kWp
- Super variety of alternative uses including retail, subject to planning permission

**Rent Sought: £210,000 Per Annum + VAT.**



### Stafford Perkins

CHARTERED SURVEYORS



**AGENT:** Richard Stafford MRICS

Stafford Perkins Chartered Surveyors

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### Location

This site is located on the western side of Carlton Road, just south of its junction with the A28 Chart Road approximately  $\frac{3}{4}$  mile south-west of junction 9 of the M20 motorway.

Ashford, one of Kent's designated growth centres, currently has a population of approximately 75,000 inhabitants and is set to grow substantially in the next 20 years. The town is centrally located within the county, benefitting from a fine communications network via the A20/M20 and five mainline railways. Ashford International Passenger station can give direct access to northern continental Europe via Eurostar and London is some 38 minutes distant via HS-1.





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## Description

This site of approximately 1.25 acre is comprised into one large seven-bay warehouse of concrete portal frame construction totalling 18,500 sq.ft alongside an additional free standing store building of 3,500 sq.ft, the surrounding perimeter road and yard area offers some 30,000 sq.ft. The site is securely fenced and has previously been occupied by one of the largest British general builders' merchants Jewson's, and is now available for similar occupiers or a totally new lease of life.

## Accommodation

Plot	1.21 Acres	4,897 sq m
Yard Area	30,932 sq ft	2,874 sq m
Showroom	5,225 sq ft	485 sq m
Warehouse	13,400 sq ft	1,245 sq m
Store Building	3,347 sq ft	311 sq m
Total	21,972 sq ft	9,812 sq m

## Services

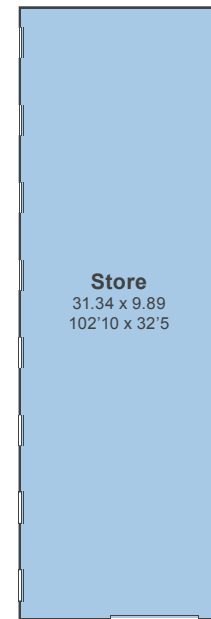
All main services are connected to the site, including a three phase electrical supply. The 82 three panel array can produce 36 kWp.

## Business Rates

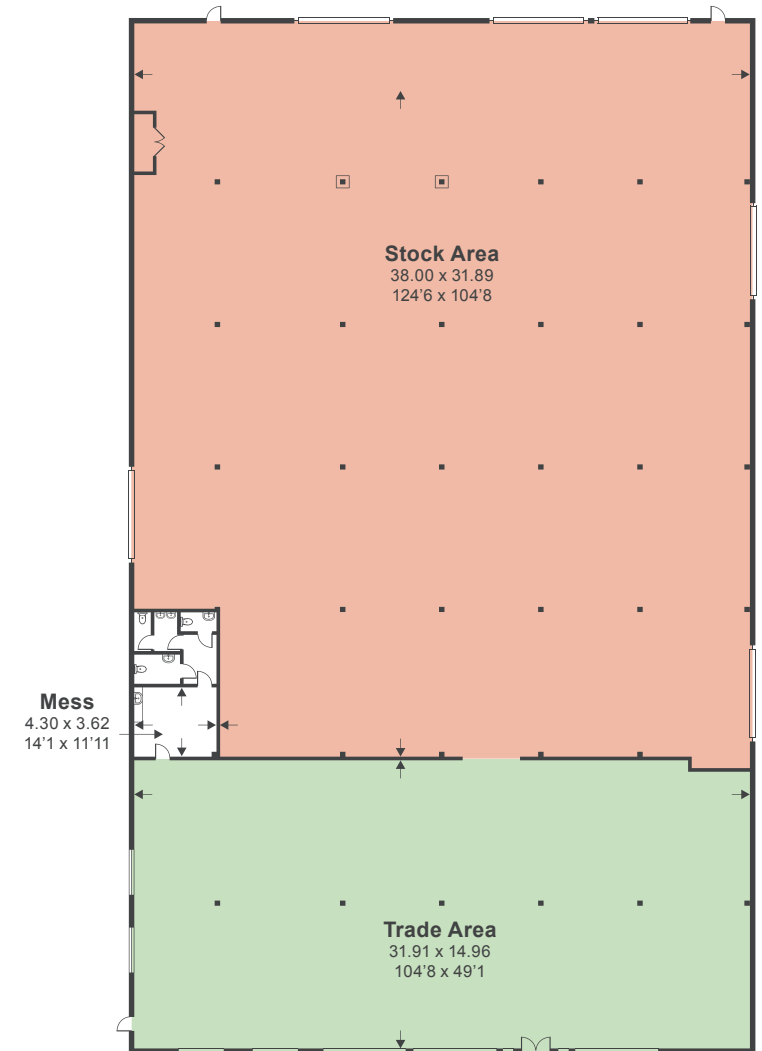
The premises currently have a rateable value of £143,000 - The Uniform Standard Business Rate Multiplier for 2024/25 is 54.6p, this may be subject to reassessment following the recent works.

## Carlton Road, TN23

Approximate Gross Internal Area = 2,004.6 sq m / 21,578 sq ft



Ground Floor 2



Ground Floor 1

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ROAD**

# SHOWROOM/WAREHOUSE

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**GALLERY  
EXTERIOR**





**1 CARLTON  
ROAD**

# SHOWROOM/WAREHOUSE

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**GALLERY  
INTERIOR**





**1 CARLTON  
ROAD**

# SHOWROOM/WAREHOUSE

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**GALLERY  
STORE BUILDING**





## Terms

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable.

The rent to be £210,000 Per Annum + VAT.

## Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.



## Energy Performance Certificate

The premises have an energy efficiency rating of 17 (Band A). Certificate and Report can be viewed at:

- <https://find-energy-certificate.service.gov.uk/energy-certificate/8707-7374-6381-1838-0531>
- <https://find-energy-certificate.service.gov.uk/energy-certificate/9838-5287-9021-3503-8103>

## Viewing

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

## Anti-Money Laundering Regulations

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenants.

## Code of Practice

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations.



### DISCLAIMER

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